

Planning Commission Public Hearing Report

Meeting Date: September 23, 2019

From: Annisa Kumerow, Planner **AK**

Location: A 0.22 acre tract of land located south of Old Chesterfield Road and north of Santa Maria Drive.

Petition: P.Z. 12-2019 Burkhardt Place (16626 Old Chesterfield Road): A request to amend Ordinance 2170 to add coffee shop as a permitted use for 0.22 acres of land within an existing "PC" Planned Commercial District with a "LPA" Overlay located south of Old Chesterfield Road and north of Santa Maria Drive (17T310412).

SUMMARY

Janie Struckman, property owner, is requesting a text amendment to City of Chesterfield Ordinance 2170 with respect to permitted uses for 16626 Old Chesterfield Road of the Burkhardt Place subdivision. This amendment would add a new permitted use for the existing "PC" Planned Commercial District with a "LPA" Landmark and Preservation Area Overlay on 0.22 acres of land located south of Old Chesterfield Road and north of Santa Maria Drive.

The request is to add "coffee shop" as a permitted use and update the development criteria in the existing Attachment A to reflect updated references and criteria utilized by the City. As no physical changes to the existing development are proposed, the most recently approved and recorded Amended Site Development Plan serves as the preliminary development plan.



Figure 1: Subject site aerial image

SITE HISTORY

The subject site was zoned “PC” Planned Commercial by the City of Chesterfield in 2005 via Ordinance 2170. Ordinance 2170 also established a “LPA” Landmark and Preservation Area Procedure for the site. The Site Development Plan was approved in 2012 in order for the existing structure to be used as a piano studio.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The land use and zoning for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North	“PI” Planned Industrial District w/LPA	Urban Core
East	“UC” Urban Core District w/LPA	Urban Core
South	“LLR” Large Lot Residential District	Urban Core
West	“PC” Planned Commercial District w/LPA	Urban Core

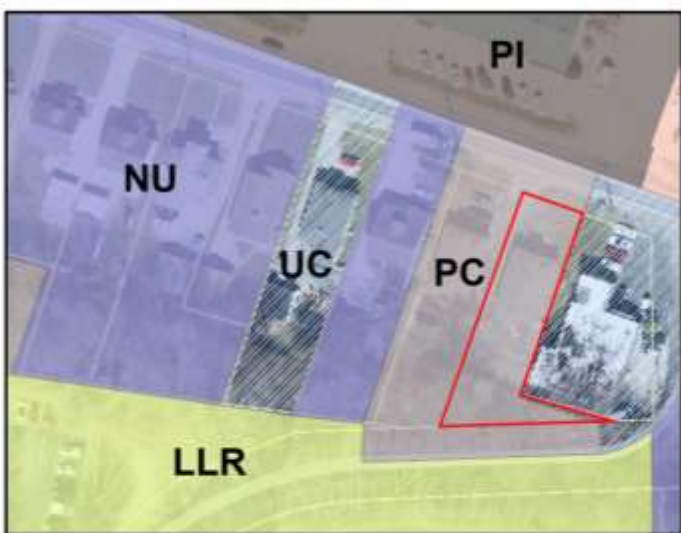


Figure 2: Zoning Map



Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates that this development is within the area designated as the Urban Core. As seen from the figures and table above, the subject site is surrounded by other Urban Core designated areas. The Comprehensive Plan identifies the Urban Core as containing the highest density of mixed-use development.

The City of Chesterfield’s Comprehensive Plan also identifies specific plan policies. Outlined below are specific plan policies that are applicable to this request.

1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

3.6.8 Historic Preservation – Historic structures, districts, and sites should be preserved and protected and the City’s historical heritage should be promoted where appropriate.

The specific Plan Policies pertaining to the Urban Core area encourage a mix of uses while also emphasizing the preservation of historic structures and areas. Several planned district ordinances govern properties along Old Chesterfield Road and within the Burkhardt Place subdivision, most of which have an approved “LPA” Landmark Preservation Area procedure. The subject site conforms with the Comprehensive Plan as it is located within a planned district and contains a mix of uses which are housed within a preserved historic building under the terms of the “LPA” Landmark Preservation Area procedure.

STAFF ANALYSIS

The Petitioner is requesting a text amendment to the current governing Ordinance 2170 with respect to the permitted uses. As no physical changes to the existing development are proposed, the most recently approved and recorded Amended Site Development Plan serves as the required preliminary development plan.

Coffee Shop Use

The petitioner is requesting to add the use of “coffee shop” to the permitted uses established in the Attachment A of Ordinance 2170 for the Burkhardt Place subdivision, and no other changes to the existing permitted uses are proposed. The Unified Development Code (UDC) defines coffee shop as “an informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.” The petitioner intends to sell beverages and pre-prepared baked goods to customers consisting of customers of the music school as well as patrons of other businesses along Old Chesterfield Road. All modifications to the subject site in order to accommodate the proposed coffee shop will be interior to the existing building, and the petitioner will also utilize the existing porch by providing tables and seating.

Revised Development Criteria

As part of the text amendment request regarding Ordinance 2170, obsolete references and sections of text no longer used by the City when drafting Attachment A’s are proposed to be updated and revised as applicable. Generally, the existing development criteria established in Ordinance 2170 has been restructured to better reflect the outline of more recent Attachment A’s.

REQUEST

A Public Hearing further addressing the request will be held at the September 23rd, 2019, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice,

Narrative Statement for this request as required by City Code, and a copy of the existing Site Development Plan. No vote is requested from the Planning Commission at this time. The purpose of the Public Hearing is to present the request to the Commission and give the public an opportunity to speak.

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Existing Site Development Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on September 23, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

P.Z. 12-2019 Burkhardt Place (16626 Old Chesterfield Road) Ordinance Amendment: A request for an ordinance amendment to an existing "PC" Planned Commercial District with a "LPA" Overlay to add coffee shop as a permitted use within the existing structure at 16626 Old Chesterfield Road (17T310412).

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Annisa Kumerow at 636.537.4743 or via e-mail at akumerow@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



Project Narrative: 89th Key Music Studio
16626 Old Chesterfield Rd. Chesterfield, MO. 63017.

- a. 89th Key currently provides private music instruction for both children and adults on a weekly basis. We primarily use the building we are located in on weeknights and Saturday mornings when our lessons are scheduled.

Our proposal is to add to our current business by putting a coffee shop within our building to be open to customers during the morning and early afternoon when we typically are not giving lessons. In addition, we would continue to keep the coffee shop open through our lesson times so that we can serve the parents that are often sitting in our waiting area while their children are taking lessons.

We have two sets of customers we hope to target by adding this coffee shop element to our business. The first are the customers we already have. The parents that are bringing their children to lessons are often sitting and waiting in our waiting areas while their child is having their lessons, and we want to be able to provide them with a fun and inviting atmosphere as well as quality refreshments. The second set of customers we are targeting are the existing employees and customers of the businesses around us. There are already plenty of people that are spending their entire day on Old Chesterfield Rd. and would love to have a fresh cup of coffee available in walking distance. Some examples of these types of potential coffee shop customers would be customers and employees of Chesterfield Antique mall and Fleur de Chic, employees of Rio Creative Marketing and Mainini Tile as well as employees and clients at Lauren Strutman Architects and other businesses on the other end of Old Chesterfield Road (if you get a chance to do a drive by and list a few...). The majority of the customers we expect to serve will be ones that are already on Old Chesterfield Rd for other reasons. We are not looking to be a quick on-the-go style coffee shop, but more of a place where you can come and relax, do some work, and enjoy a quiet cup of coffee.

The types of goods we are looking to provide to customers are split based on the type of customer and time of day. We plan on serving coffee, espresso, and hot tea with pre-prepared baked goods to our morning customers that will likely be shoppers of the mall and employees of the area. We plan to partner with local coffee roasters so that we can create local partnerships that help grow the St. Louis area as a whole. In the evening, however, we will likely shift to serving more cold beverages like soda and juice with snacks such as popcorn and soft serve ice cream cones to accommodate our students and parents.

Any modifications that will be done to the property will all be inside the building. We plan to add work space in the back room of the building by using freestanding antique shelves and tables. We will add coffee tables and bistro tables to the main waiting area as well as our private studios to allow customers to take advantage of the whole building. We will also put bistro tables and chairs on the front porch to provide customers with an outdoor seating option. Equipment we plan on purchasing/acquiring will be an espresso machine, one or two small glass display cases for baked goods and drinks, automatic

coffee makers, refrigeration, blenders, a soft serve ice cream machine, and a popcorn machine.

Overall, we want this to be a small, quiet and friendly coffee shop that gives customers a quaint homey feel and a quiet place to sit and have a great cup of coffee. We want to enhance the experience of existing shoppers and employees in the area as well as the customers of the music studio, which in turn, will help that side of the business grow.

- b. The requested uses for this land will be all the uses that are currently listed in Ordinance No. 2170, Attachment A.- I. -1. with the additional use being coffee shop.
- c. All of the development standards, density and height limitations, and yard requirements listed with Ordinance No. 2170 will remain unchanged and continue to be compatible with the Comprehensive Plan with the addition of this land use.
- d. Current permitted uses per Ordinance No. 2170 include:
 1. Offices or office buildings;
 2. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- e. There are no exceptions or variations from the requirement of the Zoning Ordinance being requested.
- f. The property that is being proposed for this land use is 0.22 acres and 100% of the property will be used for the proposed use and current existing use.
- g. Parking plans will remain the same as they are with the current studio set-up. As the majority of our customers will already be using our studio for lessons or will already be parked at another business nearby we will not need to add any additional parking for this proposed use.
- h. There will be no outward construction to the land and the physical outside appearance of building will remain unaltered.
- i. Landscaping and tree preservation will remain the same as it is now with the current use of the plan.

ATTACHMENT A

Approved uses for Ordinance No. 2791

- a. Gymnasium;
- b. Business, professional and technical training schools;
- c. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services related to floral or interior design, artwork, crafts for the home or other similar and related items are being offered for sale or hire to the general public on the premises;
- d. Business service establishment;
- e. Cafeterias for employees and guests only;
- f. Laundries and dry cleaning plants, which include dry cleaning drop-off and pick up stations;
- g. Offices or office buildings;
- h. Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facilities;
- i. Restaurants, sit down;
- j. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry and agriculture;
- k. Service facilities, studios or work areas for antique salespersons, artists, candy makers, craftspersons, dressmakers, tailors, music teachers, dance teachers, typists and stenographers, including cabinet makers, film processors, fishing tackle and bait shops and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises;
- l. Warehousing, storage, or wholesaling of manufactured commodities;
- m. Or other uses which may be sought under the Chesterfield Zoning Ordinance after further public hearings.

Approved uses for Ordinance No. 2646

- a. Art Gallery
- b. Art Studio
- c. Barber shop or Beauty Shop
- d. Commercial Service facility
- e. Dry Cleaning Business
- f. Office, General
- g. Reading Room
- h. Research facility
- i. Plumbing, electrical, air conditioning and heating equipment sales, warehousing and repair facility
- j. Warehouse, General

Approved uses for Ordinance No. 2171

- a. Offices or office buildings;

- b. Service facilities, studios or work areas for antique salespersons, artists, candy makers, crafts persons, dressmakers, tailors, music teachers, dance teachers, typists and stenographers, including cabinet makers, film processors, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises;

PROPERTY SURVEY

- LEGEND**
- TREE W/ SIZE
 - BUSH W/ SIZE
 - POWER POLE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - CLEAN OUT
 - ELECTRIC BOX
 - ELECTRIC METER
 - TELEPHONE CONTROL BOX
 - STREET SIGN
 - OVERHEAD ELECTRIC
 - UNDERGROUND TELEPHONE
 - EXISTING CONTOUR
 - EXISTING WATER
 - PROPERTY LINE
 - SECTION CUT
 - PARKING SPACE JOINT

SYMBOL	QUANTITY	COMMON NAME
(A)	1	AMERICAN YELLOWWOOD
(B)	1	GREEN ASH
(C)	2	HOSTA
(D)	2	DWARF ALBERTUS SPRUCE

NO EXISTING TREES WILL BE DISTURBED

OPEN SPACE CALCS

TOTAL AREA = 0.22 ACRES
 BUILDING AREA = 0.04 ACRES
 IMPERVIOUS AREA = 0.08 ACRES
 PERVIOUS AREA = 0.10 ACRES

OPEN SPACE = 45%

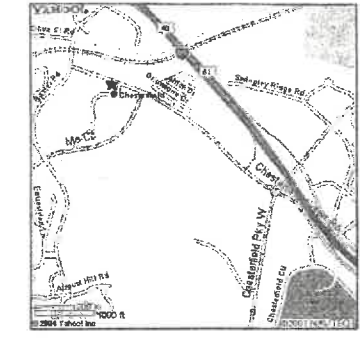
PARKING CALCULATION

7 SPACES ALLOWED PER P.Z. 21&22-2004

FLOOR AREA RATIO (F.A.R.)

16626 CHESTERFIELD AIRPORT ROAD:
 2328 SF TOTAL GROSS FLOOR AREA
 (ABOVE AND BELOW GRADE FLOORS)
 9526 SF TOTAL SITE AREA

F.A.R. = 2328 SF/9526 SF = 0.244 = 25%



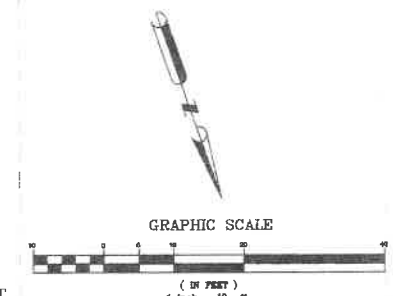
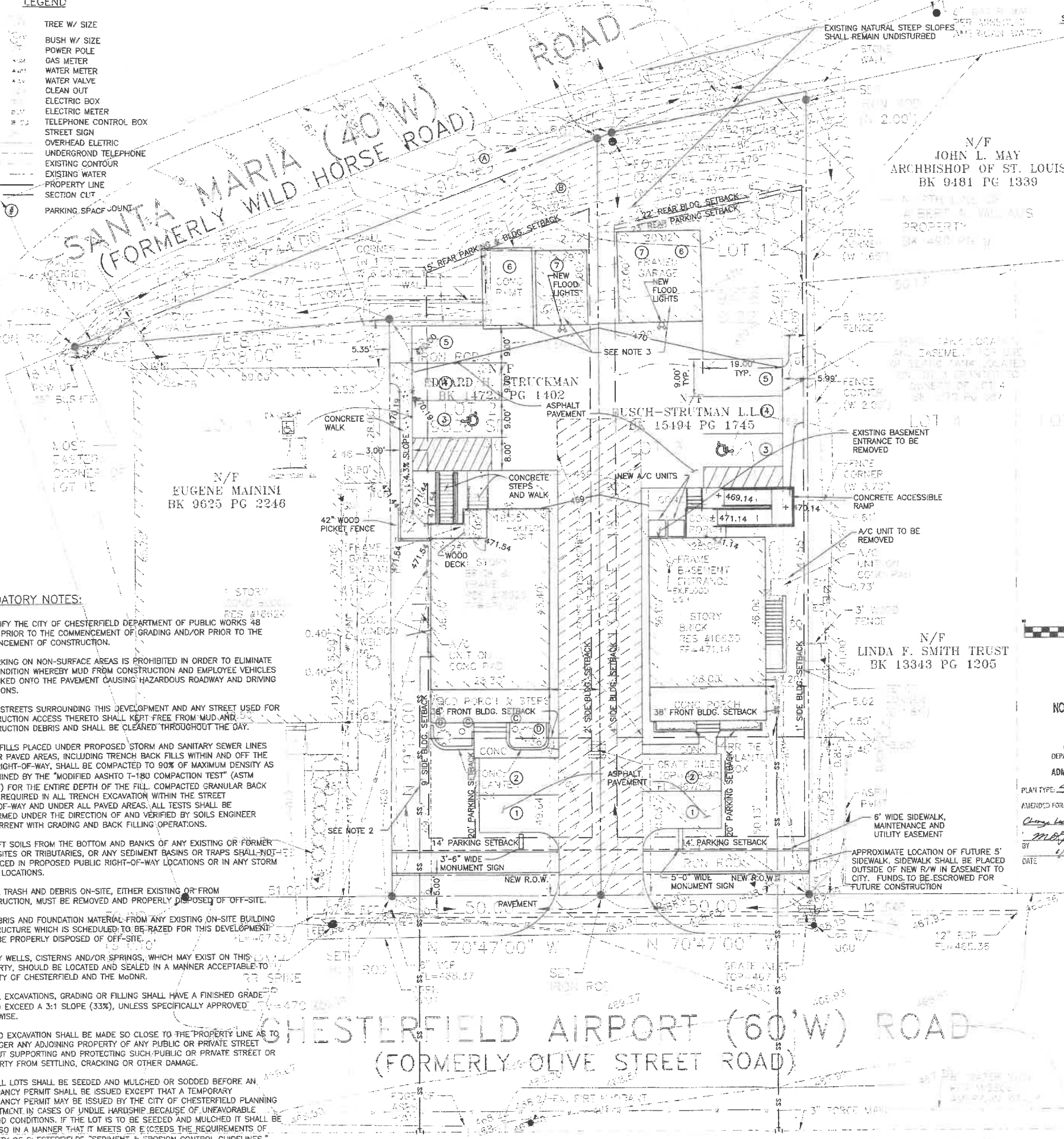
LOCATION MAP

NOTES:

- SEE SHEET C1-02 FOR SECTION PROFILES.
- LOT 2 SHALL INSTALL A MYERS MODEL NUMBER WG30H-75H, THREE HORSE POWER, SINGLE PHASE, GRINDER PUMP. THE PUMP WILL DISCHARGE INTO AN EXISTING 3" FORCEMAIN ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD.
- EXISTING CARPORT AND FRAME GARAGES ARE TO REMAIN IN PLACE AND USED FOR PARKING.
- NO CONSTRUCTION PARKING SHALL BE PERMITTED ON CHESTERFIELD AIRPORT ROAD.
- NEAREST EXISTING MAJOR STREET INTERSECTION IS WEST 800 FEET TO BAXTER AND CHESTERFIELD AIRPORT RD.
- ZONING DISTRICT: PC/LPA (PLANNED COMMERCIAL/LANDMARK AND PRESERVATION AREA)
 TOWNSHIP: 45 NORTH
 RANGE: 4 EAST
 EGOBWOR: 9
 US SURVEY: 2031
 SCHOOL DISTRICT: 110 ROCKWOOD R-6
 FIRE DISTRICT: MONARCH
 WATER COMPANY: MISSOURI AMERICAN WATER
- ALL UTILITIES WILL BE PLACED UNDERGROUND.
- ORDINANCE NUMBER: 2170
- SUBDIVISION NAME: BURKHARDT PLACE SUBDIVISION.
- PROPOSED USE: MUSIC STUDIO (FOR PIANO LESSONS).
- NEW FLOOD LIGHT FIXTURE SHALL BE MOUNTED TO GARAGE WALL BELOW EAVE NEAR PEAK OF GARBLE. AIM LIGHTS DOWNWARD TO PREVENT LIGHT TRESPASS ON TO ADJACENT PROPERTIES.

MANDATORY NOTES:

- NOTIFY THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PARKING ON NON-SURFACE AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEANED THROUGHOUT THE DAY.
- ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACK FILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACK FILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS.
- SOFT SOILS FROM THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES, OR ANY SEDIMENT BASINS OR TRAPS SHALL NOT BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATIONS.
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
- ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF CHESTERFIELD AND THE MOHNR.
- ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.
- NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
- ALL LOTS SHALL BE SEEDED AND MULCHED OR SODDED BEFORE AN OCCUPANCY PERMIT SHALL BE ISSUED EXCEPT THAT A TEMPORARY OCCUPANCY PERMIT MAY BE ISSUED BY THE CITY OF CHESTERFIELD PLANNING DEPARTMENT IN CASES OF UNLIE HARDSHIP BECAUSE OF UNFAVORABLE GROUND CONDITIONS. IF THE LOT IS TO BE SEEDED AND MULCHED IT SHALL BE DONE SO IN A MANNER THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CITY OF CHESTERFIELD "SEDIMENT & EROSION CONTROL GUIDELINES."



NOTE: Must maintain existing drainage directions and patterns

CITY OF CHESTERFIELD
 DEPARTMENT OF PLANNING AND PUBLIC WORKS
 ADMINISTRATIVE APPROVAL

PLAN TYPE: Site Development Plan
 AMENDED FOR: Parking, Signage, etc.
 BY: [Signature]
 DATE: 4/1/08

City of Chesterfield
 DEPARTMENT OF PLANNING
 SCRIPT FOR A SITE DEVELOPMENT PLAN

Edward H. Struckman and Janie A. Struckman
 In connection with a change of zoning for the following described property from PC to PC/LPA:

All of lot 2 and the east part of lot 12 of the Burkhardt Place, a subdivision in U.S. Survey 2031, township 45 north, range 4 east, according to the plat recorded in plat book 12 page 94 of the St. Louis County records and being more particularly described as follows: Beginning at a point in the south line of Chesterfield Airport Road, 60 feet wide, (formerly Olive Street Road), at the southeast corner of said lot 2; thence along the south line of Chesterfield Airport Road north 70 degrees 47 minutes 00 seconds west a distance of 50.00 feet to the northwest corner of said lot 2; thence along the west line of said lot 2 and its continuation westerly north 19 degrees 13 minutes 00 seconds west a distance of 182.85 feet to the north line of Chesterfield Airport Road, 40 feet wide, (formerly Wild Horse Road), thence east along said north line of Chesterfield Airport Road north 87 degrees 44 minutes 00 seconds east a distance of 124.92 feet to the west corner of said lot 12; thence along the north line of said lot 12 north 79 degrees 28 minutes 00 seconds west a distance of 75.50 feet to the southeast corner of said lot 2; thence along the east line of said lot 2 north 19 degrees 13 minutes 00 seconds west a distance of 136.35 feet to the point of beginning. Total acreage is 0.22 acres.

Edward H. Struckman and Janie A. Struckman, the owner(s) of the property shown on this plan, for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.140, PC/LPA, of the City of Chesterfield Ordinance #654, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or rescinded by order of resolution of the City of Chesterfield Council.

Edward H. Struckman and Janie A. Struckman
 State of Missouri)
 County of St. Louis)
 On this _____ day of _____, A.D., 20____, before me personally
 appeared Edward H. Struckman and Janie A. Struckman, his wife, in me known to be the person(s) described in, and who executed the foregoing instrument, and acknowledge that he, she or they executed the same as his, her, or their free act and deed.
 In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal as my Office in the State of Missouri, the day and year last above written. My notary seal.

(Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as amended by the Director of Planning and the City Clerk.

Director of Planning
 City Clerk

SITE DEVELOPMENT PLAN

OWNER: EDWARD AND JANIE STRUCKMAN
 6 BROOK LANE
 FALLON, MISSOURI 63368
 OWNER CONTACT: EDWARD STRUCKMAN
 TELEPHONE: 314-954-2144
 EMERGENCY PHONE: 636-300-3595

APPROVED FOR THE CITY OF CHESTERFIELD
 EDWARD L. SCHMIDT HOUSE
 (OWNERS: EDWARD AND JANIE STRUCKMAN)
 16626 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63017



SITE PLAN

RECEIVED
 AUG 14 2019
 City of Chesterfield
 Department of Public Services

Seal signature